

BRAMHOPE & CARLTON PARISH COUNCIL

Planning Meeting – Tuesday 15th August, 6.00pm, Parish Office, Bramhope Village Hall

1. Present: Simon Cooper (Chair), Hilary Harris, Diane Fox, Cllr Billy Flynn (until 6.40pm)
Nicola Woodward (Clerk)
2. Apologies received from Cllrs Haswell & Lawrence
3. Cllr Cooper declared an interest as a resident of Old Lane.
4. To formulate comments to present to Leeds City Council Plans panel regarding planning application 17/02312, Land off Breary Lane East, Reserved Matters Application for residential development of 319 dwellings, a convenience store and public open space.

As previously agreed by Full Parish Council, Cllr Billy Flynn will make a representation at the plans panel on behalf of Bramhope & Carlton Parish Council. The representation was discussed. It was agreed that the areas highlighted previously to both the developers and LCC planners would be re-highlighted to re-inforce that the development should respect the character of the local area. A letter will also be sent to the developer prior to the plans committee regarding the areas that the Parish Council to highlight the areas that the Parish Council wish to have agreed by the developers. The Clerk will draft a letter and circulate to the Planning Committee.

5. To comment on planning applications sent by Leeds City Council

App No	Address	Description	Recommendation
17/04495	6 Glenmore Court, Bramhope	2 storey rear extension	No comment.
17/04321	12 Tredgold Garth, Bramhope	Single storey side/rear extension incorporating conversion and infill extension to existing garage to form habitable room and storage area; dormer window to rear	The Parish Council objects. The infilling of the space at the side of the house will have an adverse effect on the character of the conservation area and may set a precedent for others to follow. The property already has an extension to the garage further into the rear garden. The Parish Council has no objection to the proposed rear extension.
17/04246	33 Creskeld Lane, Bramhope	Two storey, first floor and single storey side/rear extension incorporating bay windows and new pitched roof to existing extension to rear; conversion of lower ground floor garage to a habitable room, block up existing vehicle access and form new vehicle access with driveway to front	The Parish Council objects. The proposed plans will not enhance the conservation area as the side elevation on Creskeld Drive will dominate the street scene. The window sizes, proportions and locations and relationships are awkward and discordant. The proposed ground floor design would easily lend itself to self contained accommodation. Regarding the access there in no provision for turning on the site to allow cars to exit in forward gear.
17/04751	18 Breary Lane Bramhope Leeds	Conservatory to rear	No comment
17/04819	22 Wynmore Avenue Bramhope Leeds	Single storey front extension and convert existing integral garage to habitable rooms; side gable wall extension with dormer window to rear	The Parish Council objects. The property is in the conservation area. The proposed front bay should not project beyond any part of the existing frontage to comply with LCC Household Design Guide and should be subservient to the main bay window. The proposed loft extension is out of both scale & character with the Conservation Area & does not comply with the recommendations of the LCC Household design guide which states that dormers 'should be small discrete additions which retain the character of the original roof' the proposed dormer extension is the complete antithesis of this. The proposed full height windows of the dormer, as well as being out of keeping will look out over the front of the existing property located between the host property and 24 Wynmore Avenue.
17/04858	Croft Cottage Occupation Lane Bramhope	Amendments to previously approved application 15/04089/FU for orangey to side; porch to front; new windows and roof lights to approved Dwelling	No comment
17/04529	25 Creskeld Lane, Bramhope	Single storey rear extension and new pitch roof to existing single storey rear extension	No comment

17/04925	13 Parklands Gate Bramhope	Part single and part two storey rear extension, side porch; double garage to rear	No comment
17/04957	Meadow Bank Farm Old Lane Bramhope	Outline planning application for residential development of up to five dwellings including means of access; all other matters reserved	The Parish Council objects. The planning application does not comply with the criteria in saved UDP Policy N33 and UDP Policy GB4.

6. Any other business

There was no other business.

7. Date of next meeting to be confirmed.

8. The meeting closed at 7.35pm